

ANNEXATION RESOLUTION NO. R- 71-95

**A RESOLUTION** of the Common Council setting forth the policy of the City in regard to the Southbridge Voluntary Annexation.

WHEREAS, the annexation of territory to the City of Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort Wayne is called upon in the preparation of the City budget to provide for the furnishing of municipal services to the entire City, including newly annexed areas; and

WHEREAS, the Common Council of the City of Fort Wayne has before it an Ordinance for the annexation of the Southbridge Voluntary Annexation Area, more specifically described as follows, to-wit:

Part of the Southwest Quarter of Section 36, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 30 North, Range 12 East, Allen County, Indiana, 1717.12 feet West of the Northeast corner of the Southwest Quarter of Section 36, Township 30 North, Range 12 East and the place of beginning of this description; thence continuing along same line a distance of 215.00 feet; thence South with a deflection angle to the left of 89 degrees 38 minutes a distance of 400.00 feet; thence East with a deflection angle to the left of 90 degrees 22 minutes a distance of 215.00 feet, which is North of and adjacent to a portion of the "Merak Annexation" Ordinance No. X-06-86; thence North with a deflection angle to the left of 89 degrees 38 minutes a distance of 400.00 feet to the point of beginning, which is also adjacent to and west of a portion of the "Southtown Mall Extended Annexation" Ordinance No. X-03-79, containing 1.974 acres. Subject to easements and restrictions of record.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Southbridge  
Voluntary Annexation Area, it is the policy of the City of Fort  
Wayne to follow the provisions of Section 1.1 of Chapter 2 of  
the Municipal Code of the City of Fort Wayne, Indiana of 1974,  
as amended, with regards to the provision of non-capital and  
capital services to the annexation area.

SECTION 2. That it is the policy of the City of Fort Wayne  
to follow the annexation fiscal plan for said described  
territory, as prepared by the Division of Community and  
Economic Development which is incorporated herein. Two  
copies of said plan are on file in the office of the Clerk of the  
City of Fort Wayne and are available for public inspection as  
required by law.

SECTION 3. That said plan sets forth cost estimates of  
the services to be provided, the methods of financing these  
services, the plan for the organization and extension of these  
services, delineates the non-capital improvement services to  
be provided within one (1) year of annexation, the capital  
improvement services to be provided within three (3) years of  
annexation, and the plan for hiring employees of other  
governmental entities whose jobs will be eliminated by this  
annexation.

SECTION 4. That, after adoption and any and all  
necessary approval by the Mayor, this Resolution shall be in  
full force and effect.

  
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY

  
J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Parrie, seconded by Parrie, and duly adopted, read the second time by title and referred to the Committee on Colony (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on 10-10-95, the 10 o'clock PM, E.S.T. of 1995, at 10-10-95.

DATED: 10-10-95.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Parrie, seconded by Parrie, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY	<u>✓</u>			
EDMONDS				<u>✓</u>
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 10-24-95.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-71-95 on the 24th day of October, 1995

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmitter  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of October, 1995, at the hour of 11:00 o'clock PM, E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of October, 1995, at the hour of 1:00 o'clock PM, E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR

BILL NO. R-95-10-04

REPORT OF THE COMMITTEE ON  
REGULATIONS  
CLETUS R. EDMONDS - REBECCA J. RAVINE - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS  
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) of the Common Council  
setting forth the policy of the City in regard to the Southbridge  
Voluntary Annexation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
<i>Rebecca Ravine</i>	_____	_____	_____
<i>Jim Valarino</i>	_____	_____	_____
<i>David P. Murphy</i>	_____	_____	_____
<i>Rebecca Ravine</i>	_____	_____	_____
<i>Cletus R. Edmonds</i>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 10-24-95

Sandra E. Kennedy  
City Clerk



## MEMORANDUM

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To: City Council

From: Pam Holocher *Pam Holocher*

Date: October 16, 1995

Subject: South Bridge Voluntary Annexation

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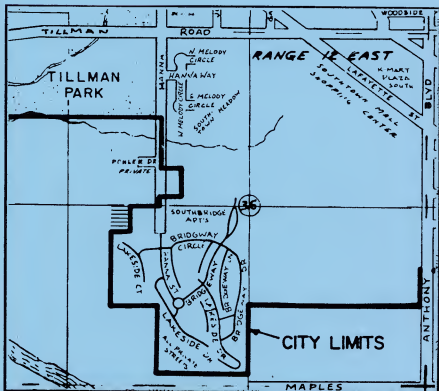
Attached are the fiscal plan and petition for voluntary annexation from MERAK PARTNERS. A member of the Long Range Planning staff will be on hand at the council meeting on Tuesday evening to discuss the plan and answer any questions you may have regarding this annexation. Please feel free to call me at 427-1140 if you have any prior concerns.

CITY OF FORT WAYNE  
PAUL HELMKE, MAYOR

October 1995

# South Bridge Voluntary Annexation

COMMUNITY &amp; ECONOMIC



**ADMINISTRATION AND POLICY DIRECTION**

**Paul Helmke  
Mayor  
City of Fort Wayne**

**W. Gregg LaMar  
Director  
Division of Community and Economic Development**

**Gary Stair  
Director of Planning**

**Fort Wayne City Plan Commission  
Mel Smith, President  
Ernest Evans, Vice President  
Carol Kettler Sharp, Secretary  
Linda Buskirk  
Jim Hoch  
Thomas Quirk  
David Ross  
Don Schmidt  
Vicky VerPlanck**

**RESEARCH AND PREPARATION**

**Pamela Holocher, Senior Planner  
Lisa Minnick, Planner II**



## INTRODUCTION

On October 13, 1995, City Council received a petition from MERAK PARTNERS for the annexation of approximately 2 acres of undeveloped land northwest of the South Bridge apartment complex which is located along Hanna Street in the southern portion of the City. Edward Rose and Sons, Inc., the developer of South Bridge Apartments, plans to purchase the land and expand their complex. A portion of the expansion plans lie just outside the City boundaries. It is their plan to construct part of one new building in the area they have petitioned for annexation. This area would contain approximately 12 residential units.

The South Bridge Voluntary Annexation satisfies the criteria of the Indiana State Statute. This plan describes the area to be annexed and summarizes the financial impact this annexation will have on the City.

## TABLE OF CONTENTS

INTRODUCTION .....	i
TABLE OF CONTENTS .....	ii

### SECTION I: BASIC DATA

A. Location .....	1
B. Size .....	1
C. Population .....	1
D. Land Use .....	1
E. Zoning .....	1
F. Assessment .....	1
G. Net Tax Rate .....	3
H. Council District .....	3

### SECTION II: THE COMPREHENSIVE ANNEXATION POLICY .....

### SECTION III: STATE LAW REQUIREMENTS .....

### SECTION IV: MUNICIPAL SERVICES

A. Police .....	7
B. Fire .....	8
C. Emergency Ambulance Service .....	8
D. Solid Waste Disposal .....	9
E. Traffic Control .....	10
F. Streets and Roads .....	10
G. Parks and Recreation .....	10
H. Water .....	11
I. Fire Hydrants .....	11
J. Sanitary Sewer .....	11
K. Storm Sewers .....	12
L. Street Lighting .....	12
M. Animal Control .....	12
N. Administrative Services .....	13

### SECTION V: PLAN FOR HIRING GOVERNMENTAL EMPLOYEES .....

### SECTION VI: FINANCIAL SUMMARY AND RECOMMENDATION

A. Revenues .....	15
B. Expenditures .....	16

C.	Five Year Summary . . . . .	17
D.	Recommendation . . . . .	18
Appendix:	South Bridge Voluntary Annexation Legal Description . . . . .	19

## SECTION ONE

### BASIC DATA

#### A. LOCATION

The area proposed for annexation is located south of the City of Fort Wayne and is generally bounded on the south and east by the current City Limits (see Figure 1).

#### B. SIZE

The South Bridge Voluntary Annexation area contains approximately 2 acres.

#### C. POPULATION

The South Bridge Voluntary Annexation currently has a population of 0 persons. It has been estimated that approximately 23 persons will reside in this area. This projection is based on block statistics from the 1990 U.S. Census of Population and Housing for an adjacent block which contains the existing South Bridge Apartment complex. The persons per household figure for that block was multiplied by the number of proposed units in the annexation area.

#### D. LAND USE

Presently, the land is vacant. However, the property owner has plans to construct a multi-family building, part of which is in the annexation area.

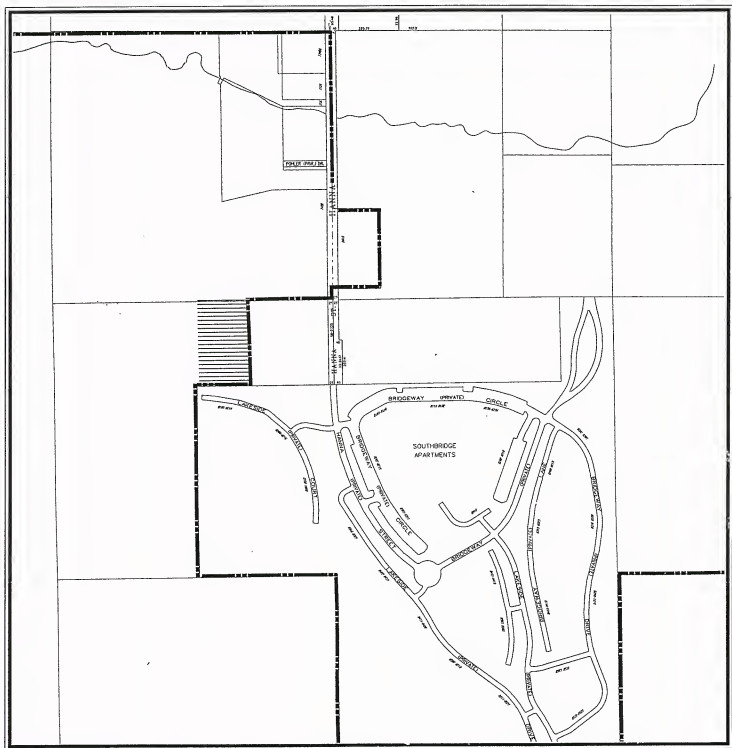
#### E. ZONING

The South Bridge Voluntary Annexation area currently contains one zoning classification, RS1 (Suburban Residential). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classification will be R1 (Single Family Residential).

#### F. ASSESSMENT

\$ 330 (currently)  
\$ 90,000 (estimated after development)

## SOUTH BRIDGE ANNEXATION

**LOCATION**

G. NET TAX RATE: (1994 payable 1995 rates)

Existing: (Wayne PTC)	\$ 6.946346
After annexation:	\$ 9.318439
Increase:	\$ 2.372093 (34.1% increase)

H. COUNCIL DISTRICT

The South Bridge Voluntary Annexation area will be in City Council District 5, subject to any later statutorily-required reapportionment.

## SECTION TWO

### THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the South Bridge area is part of a larger comprehensive annexation program prepared by the Department of Community Development and Planning, which was promulgated in a report in 1975 and which was consequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the South Bridge Voluntary area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation.

## SECTION THREE

### STATE LAW REQUIREMENTS

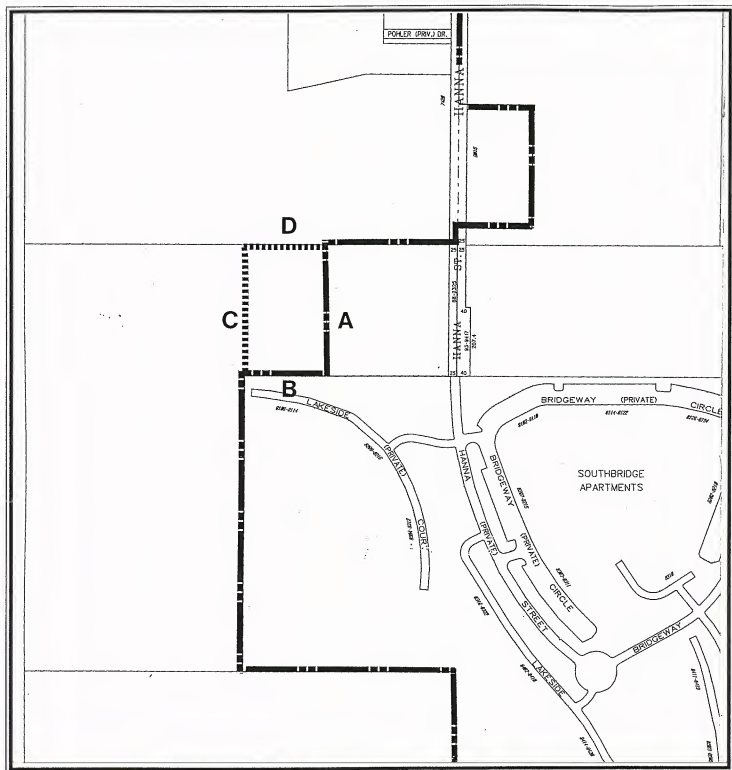
State law stipulates that if an area is one-eighth contiguous to the City, it can be annexed voluntarily if 51 percent of the property owners in the territory sought to be annexed, or owners of 75 percent of the total assessed value of the land petition for an ordinance to annex the area.

The area meets contiguity requirements in that is over one-eighth (12.5%) contiguous to the City of Fort Wayne, being 50 percent contiguous to the City boundaries (see Figure 2). The area also meets the second requirement, in that the entity petitioning for annexation owns the entire annexation area. Therefore, the South Bridge Voluntary Annexation complies with the relevant state law requirements.



Figure 2

## SOUTH BRIDGE ANNEXATION



## CONTIGUITY

## CONTIGUOUS

A.	400'
B.	215'

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TOTAL 615' (50%)

## NON-CONTIGUOUS

C.	400'
D.	215'

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TOTAL 615' (50%)

## SECTION FOUR

### MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the South Bridge Voluntary Annexation area. The plan also describes how and when the City plans to extend the services which are non-capital and capital in nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the South Bridge Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to other comparable areas within the City.

#### A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Upon annexation, the South Bridge Voluntary Annexation area will be incorporated into Police District "O". The Police Department keeps tabulations on the amount of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel and equipment are not required for this particular annexation.

The cost to provide protection to the annexation area will be approximately \$204 per year. This cost is based on a patrolman's average hourly rate of \$21.54 multiplied by an estimated 45 minutes spent per call. This amount is then multiplied by the estimated number of calls (12 per year) for service to this area. This total, which equals \$194, is the direct personnel cost. A small non-personnel cost of 5 percent is then added to the above total. This gives the overall cost of

approximately \$204 annually to service the annexation area. Funding for police services in the annexation area will come from the Civil City budget of the Police Department which is derived primarily from local property taxes through the General Fund.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 204

#### B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the South Bridge Voluntary Annexation area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and fire inspection, EMS support response on life hazards, hydrant maintenance, and public education.

It is estimated that there will be approximately one call for service to this area. The average operating cost per run is approximately \$1,000. Therefore, the Fire Department will incur costs of approximately \$1,000 a year to provide protection to this area.

Primary response for fire protection in the South Bridge Voluntary Annexation area will come from Station # 12 at 5600 South Anthony Boulevard. This station has one class "A" pumper. Secondary response will be provided by Station # 11, Station # 9, or Station # 5. All stations have at least one class "A" pumper.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 1,000

#### C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the provider of ambulance service for the City. Properties in the South Bridge Voluntary Annexation area will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station # 12 at 5600 South Anthony Boulevard. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, fire fighters are able to administer medical treatment before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown below:

Table 1

1. \$120 plus \$5 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$170 plus \$5 per loaded mile for non-scheduled non-emergency transfers
3. \$380 plus \$7.50 for emergencies for all City and non-City residents plus a \$30 fee for emergency response.

This method of financing permits service to be extended to the annexation area with its existing budget. No additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$ 0

#### D. SOLID WASTE DISPOSAL

The Solid Waste Department oversees the collection of garbage, yard waste, and non-freon white goods, and the curbside recycling program. These services are provided by the City through a contract with National Serv-all, Browning-Ferris Industries, and Appliance Recycling Centers of America, Inc. (ARCA). Currently, this service is paid for through a \$6.50 per month user fee per single family household.

In addition, the Solid Waste Department oversees the composting program at 5510 Lake Avenue. Residents of the annexation area will be able to take up to 1/2 ton of yard waste to the composting site at no charge. The City also contracts with Appliance Recycling Centers of America, Inc. (ARCA) to pick up illegally dumped freon appliances. Residents will be able to contact ARCA for collection and recycling of their freon appliances for \$35.00 per appliance.

The City of Fort Wayne will not provide garbage, curbside recycling, or yard waste collection services to this area since it will be developed with a multi-family building containing more than five units. Any building with five or more residential units must contract with a private hauler.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$ 0

#### E. TRAFFIC CONTROL

Some of the services that are provided by the Traffic Engineering department include surveys and investigations of traffic conditions and problems, as well as the installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems. However, because there are currently no public right-of ways within the area, the City's Traffic Engineering Department will have no responsibility for traffic control.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$ 0

#### F. STREETS AND ROADS

The incorporation of the South Bridge Voluntary Annexation area will not add any streets to the City's street system. However, the Street Engineering Department will provide engineering services relative to transportation needs.

The Fort Wayne Street Department is responsible for the general maintenance of all legal streets and street right-of-ways, if any, within the annexation area immediately after the annexation. General maintenance includes snow and ice removal, street sweeping, minor ditch maintenance right-of-way mowing, leaf pick-up, guard rail repair, and surface maintenance. The provision of services to this area will not require any additional equipment or personnel.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$ 0

#### G. PARKS AND RECREATION

Residents of the proposed annexation area will have access to city park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Other recreational activities including day camp, athletic leagues, youth sports, senior citizen activities, special events, cultural arts, and instructional programs are currently available to all City residents. Most of these services are offered on a fee for service basis, with non-residents paying a higher fee. Once annexed, the residents of the South Bridge area would pay the resident fee.

Due to the proximity of Tillman Park, there is no need for additional services and amenities for the South Bridge Voluntary Annexation area at this time. Tillman Park, a 70 acre park, has lighted athletic fields and courts, playground equipment, access to the St. Mary's River for

fishing, and restroom facilities. In addition, residents will have access to the Rivergreenway, a 12.5 mile paved biking, walking, and jogging path which begins at Tillman Park.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

#### H. WATER

The Fort Wayne Water Utility is presently serving the South Bridge Apartment complex. The existing complex is currently "master metered". Therefore, for any internal extension of water lines, the property owners would not be required to petition for such service. However, if the plans for extension fall outside of the original apartment complex development plan, then the property owners must petition to the Board of Public Works for such services.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

#### I. FIRE HYDRANTS

Currently, there are no City fire hydrants within the proposed annexation area. The existing apartment complex is "master metered" and considered private. Therefore, no billing for hydrants would be initiated from this annexation, and there will be no cost to the City to maintain these hydrants.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

#### J. SANITARY SEWERS

Presently, the Fort Wayne Department of Water Pollution Control (WPC) provides sanitary sewers to those areas surrounding the annexation area. Upon completion of St. Mary's relief and annexation, the department can provide sanitary sewer services to the proposed area. However, property owners will first have to petition to the Board of Public Works. Property owners will also have to pay for such a service either on a cash basis or through the Barrett Bonding process.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

#### K. STORM SEWERS

Upon annexation, maintenance and operation services will be provided to those components of the area's storm drainage system, if any, that become part of the municipal system. This would include public storm sewers meeting City of Fort Wayne construction standards, and ditches that have been petitioned for and accepted by the Board of Stormwater Management for maintenance by the Utility. At this time, all storm sewers internal to South Bridge Apartments are private. Any storm sewer in the annexation area would be an extension of this private system.

Currently, the existing South Bridge Apartment Complex is assessed a monthly fee of approximately \$709 based on 394 ERUs (equivalent residential units) of hard surface. However, they also receive a credit of \$581 for directly discharging their stormwater across City limits. They will be assessed an additional \$1.80 for every 2,500 square feet of hard surface added by the annexation area. Their stormwater credit can also increase if the runoff from the new hard surface also drains across City limits.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$ 0

#### L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits to reduce night accidents, facilitate traffic flow, aid police protection, and inspire community spirit and growth. However, all streets within the proposed annexation area would be considered private. Therefore, the City will not be purchasing or installing intersection lighting within the South Bridge Voluntary Annexation area.

CAPITAL COSTS: \$ 0

ESTIMATED ANNUAL COST: \$ 0

#### M. ANIMAL CONTROL

The Fort Wayne Department of Animal Control will provide various services to the South Bridge Voluntary Annexation area immediately upon the effective date of annexation. The services this department will provide include, but are not limited to, the sheltering of stray animals, response to animal complaints and emergencies, 24-hour service (seven days a week including holidays), canvassing for unconfined strays, trap rental, pet adoption, and a humane education program.

It was determined by the Animal Control Department that due to the size of the area, the projected operating cost per year will be negligible. The number of existing field and animal care staff are

capable of handling the additional work load presented by this area. Therefore, no additional officers will be required.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$ 0

#### N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the South Bridge Voluntary Annexation area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$ 0



## SECTION FIVE

### PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that due to the annexation of the South Bridge Voluntary area, any governmental employees will be eliminated from other governmental agencies. However, if any governmental employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

## SECTION SIX

### FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed South Bridge Voluntary Annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

#### A. REVENUES

Property taxes are the main source of revenue to be received from the South Bridge Voluntary Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the Wayne Township Assessor. The formula for computing tax revenue is shown in the following table:

Table 2

#### TAX REVENUE FORMULA

$$\frac{V}{100} (T) = TR$$

WHERE: V = Assessed Valuation  
T = City Tax Rate  
TR = Tax Return

The total assessed valuation of the South Bridge Voluntary Annexation area is currently \$330. However, once the South Bridge Apartment expansions plans are completed, it is estimated that the assessed valuation will be approximately \$90,000. For property taxes, the current assessed value of \$330 was utilized to calculate 1996 taxes and \$90,000 was utilized for taxes generated in 1997. This assumes that construction on the apartment building will not take place until the spring of 1996, with completion scheduled for the fall of 1996. Property tax for 1995 can then be determined by applying the City tax rate (3.2962) to this figure giving a total property tax revenue of \$10.88. Table 3 details the components of this tax rate. Using a 4.0 percent rate of inflation, the property tax revenue for 1997, the first year that taxes would be due in the South Bridge Voluntary Annexation area, would be \$11.31. Although this amount is negligible, this annexation is expected to generate more revenue once the property is developed. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

This annexation will not enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Roads and Streets (LR&S) Funds since all streets within the South Bridge Voluntary Annexation will be privately owned.

Table 3

## TAXING DISTRICT RATE

Corporation General	\$1.4916
Corporation Debt Service	.1976
Firemen Pension	.1638
Policemen Pension	.1819
Sanitary Officers Pension	.0135
Fire	.8713
Park General	.3602
Redevelopment General	.0158
Community Service	<u>.0005</u>
	\$3.2962

In addition to property taxes, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), the County Economic Development Income Tax (CEDIT), and the Alcoholic Beverage Tax. Some of these grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the South Bridge Voluntary Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 4. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine city procedures which often require petitioning.

Because this annexation area is currently vacant, operating costs will be pro-rated for the first year to more accurately reflect true expenditures. Because the annexation area will remain vacant until the spring, operating costs will be calculated for only the second half of the year.

On the following page, Table 4 details the costs that will be incurred by each department upon the annexation of the South Bridge Area.

Table 4

## EXPENDITURES

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	0	204
Fire Department	0	1,000
EMS	0	0
Solid Waste Disposal	0	0
Traffic Control	0	0
Streets	0	0
Parks	0	0
Water	0	0
Fire Hydrants	0	0
Sanitary Sewer	0	0
Storm Sewer	0	0
Street Lighting	0	0
Animal Control	0	0
Administrative Functions	<u>0</u>	<u>0</u>
TOTALS	\$ 0	\$ 1,204

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the South Bridge Voluntary Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 4 percent inflation factor for capital expenditures and operating costs, and a 4 percent increase factor for City revenues.

Property tax revenue from the annexation area will not be collected until 1997. Assuming the area is annexed in December of 1995, assessment will occur in March of 1996, with revenues being collected in 1997. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$626 in 1996. On the following page, Table 5 details the revenues minus the expenses for the South Bridge area for a 5 year period.

Table 5

## REVENUES MINUS EXPENSES

<u>YEAR</u>	<u>EXPENDITURES</u>	<u>PROPERTY TAX REVENUE</u>	<u>MVH &amp; LR&amp;S</u>	<u>BALANCE</u>
1996	\$ 626	\$ 0	\$ 0	\$ -626
1997	\$ 1,302	\$ 11	\$ 0	\$ -1,291
1998	\$ 1,354	\$ 3,209	\$ 0	\$ 1,855
1999	\$ 1,408	\$ 3,337	\$ 0	\$ 1,929
2000	<u>\$ 1,464</u>	<u>\$ 3,470</u>	<u>\$ 0</u>	<u>\$ 2,006</u>
	\$ 6,154	\$ 10,027	\$ 0	\$ 3,873

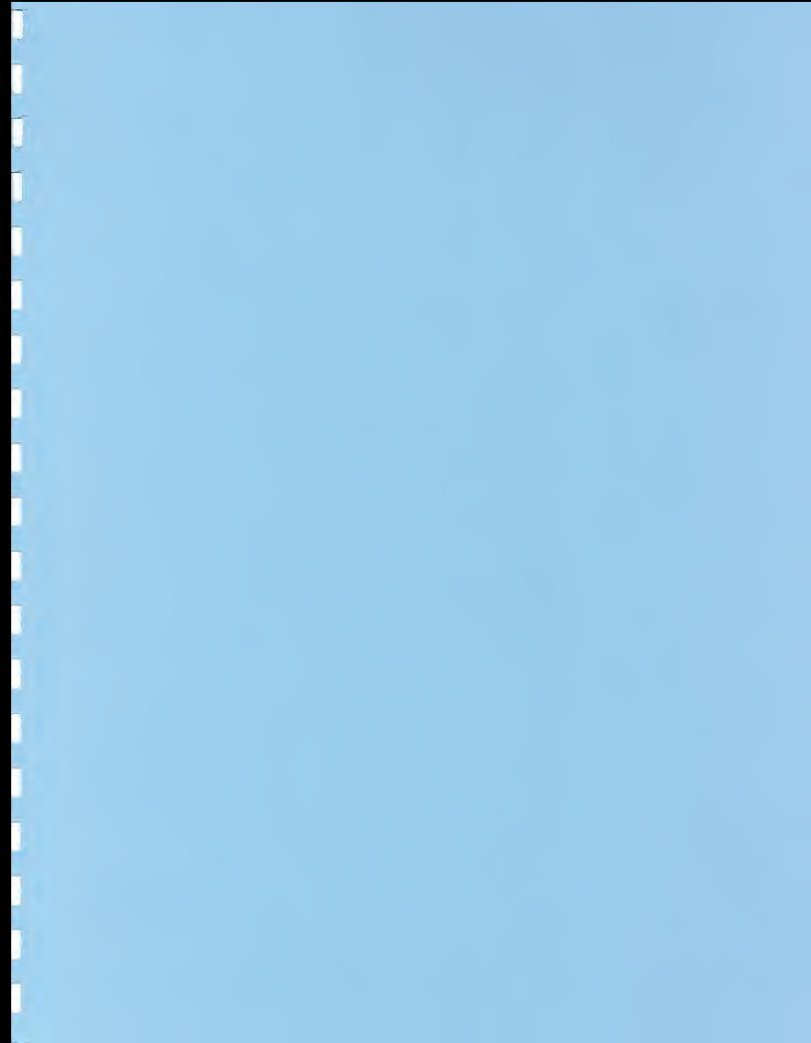
D. RECOMMENDATIONS

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the South Bridge Voluntary Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne immediately after the sixty day remonstrance period.

### South Bridge Voluntary Legal Description

Part of the Southwest Quarter of Section 36, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 30 North, Range 12 East, Allen County, Indiana, 1717.12 feet West of the Northeast corner of the Southwest Quarter of Section 36, Township 30 North, Range 12 East and the place of beginning of this description; thence continuing along same line a distance of 215.00 feet; thence South with a deflection angle to the left of 89 degrees 38 minutes a distance of 400.00 feet; thence East with a deflection angle to the left of 90 degrees 22 minutes a distance of 215.00 feet, which is North of and adjacent to a portion of the "Merak Annexation" Ordinance No. X-06-86; thence North with a deflection angle to the left of 89 degrees 38 minutes a distance of 400.00 feet to the point of beginning, which is also adjacent to and west of a portion of the "Southtown Mall Extended Annexation" Ordinance No. X-03-79, containing 1.974 acres. Subject to easements and restrictions of record.



BEFORE THE COMMON COUNCIL OF THE CITY OF FORT WAYNE  
IN RE: THE VOLUNTARY ANNEXATION OF THE SOUTHBRIDGE VOLUNTARY  
ANNEXATION AREA

Come now the undersigned and petition the Common Council of the City of Fort Wayne, pursuant to I.C. 36-4-3-5 for the voluntary annexation of the territory described in Exhibit "A" attached hereto. In support of said petition, the undersigned represent:

- 1) That said land is contiguous to the City of Fort Wayne.
- 2) That the undersigned represent one hundred percent (100%) of the owners of land in the territory sought to be annexed.
- 3) That the undersigned represent the owners of one hundred percent (100%) of the total assessed value of the land for tax purposes.
- 4) The undersigned request that the Common Council adopt an ordinance annexing the area described in Exhibit "A" with the annexation to be effective immediately following the sixty day remonstrance period.

Respectfully submitted:

MERAK PARTNERS,  
an Indiana Partnership

Date: Oct. 13, 1995

By: Maclyn T. Parker  
Maclyn T. Parker, Partner



## EXHIBIT "A"

Part of the Southwest Quarter of Section 36, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 30 North, Range 12 East, Allen County, Indiana, 1717.12 feet West of the Northeast corner of the Southwest Quarter of Section 36, Township 30 North, Range 12 East and the place of beginning of this description; thence continuing along same line a distance of 215.00 feet; thence South with a deflection angle to the left of 89 degrees 38 minutes a distance of 400.00 feet; thence East with a deflection angle to the left of 90 degrees 22 minutes a distance of 215.00 feet, which is North of and adjacent to a portion of the "Merak Annexation" Ordinance No. X-06-86; thence North with a deflection angle to the left of 89 degrees 38 minutes a distance of 400.00 feet to the point of beginning, which is also adjacent to and west of a portion of the "Southtown Mall Extended Annexation" Ordinance No. X-03-79, containing 1.974 acres. Subject to easements and restrictions of record.



## MEMORANDUM

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To: City Council

From: Pam Holocher *Pamula Holocher* *Q-95-10-04*

Date: October 6, 1995

Subject: Southbridge Voluntary Annexation

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Attached is the Ordinance and Resolution for the Southbridge Voluntary Annexation. A petition for voluntary annexation will be submitted by the property owners along with the fiscal plan prior to the Council discussion date.

The area proposed for annexation is approximately 2 acres in size. It is currently undeveloped. However, the developer of the existing Southbridge Apartment complex wishes to build part of an additional unit within the area proposed for annexation.

The annexation is proposed to become effective immediately after the sixty day remonstrance period.

A member of the Long Range Planning staff will be present during the Council discussion on October 17th to address any questions you may have.